BARBERMURPHY

1173 Fortune Boulevard, Shiloh, IL 62269 - 618-277-4400

Investment Opportunity - Lakepointe Centre

715 Lakepointe Centre Dr, O'Fallon, Illinois 62269
St. Clair County

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Basic Details

Listing No:	1690
Sale Or Lease:	For Sale
Property Type(s):	Investment, Retail, Retail - Shopping Center
Building Size (Sqft):	15,600 Sqft.
Lot Size (Acres):	1.40 Acre(s)
Total Sqft Available:	15,600 Sqft.
Sale Price:	$1,375,000
CAP Rate:	9%
NOI:	$126,349

Address

Country:	US
State:	IL
County:	St. Clair
City:	O'Fallon
Zipcode:	62269
Street Number:	715
Street:	Lakepointe Centre
Street Suffix:	Dr

Square Foot Information

Building Total Sqft:	15,600 Sqft.
Total Sqft Available:	15,600 Sqft.
Office:	15,600 Sqft.
Retail:	15,600 Sqft.
Min Divisible Sqft:	15,600 Sqft.
Max Contiguous Sqft:	15,600 Sqft.

Property Information

Parcel No:	04-33.0-201-001
Zoning:	B-1
Zoning By:	City of O'Fallon
Complex:	Lakepointe Centre
Parking:	62
Parking Surface Type:	Asphalt
Property Tax:	$28,139
Tax Year:	2021

Traffic Count:	10,300

Structural Data

Year Built:	2003
Clearance Min:	8 ft
Clearance Max:	12 ft
Exterior:	Brick/Block
Floors:	1

Transportation

Interstate:	I-64
Airport:	St. Louis MidAmerica

Income and Expenses

Gross Rental Income:	$174,769
Insurance:	$3,840
CAM:	$14,809
Utilities:	$1,439

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